



NEIGHBORHOOD

**WOODBRIDGE**

LOCATION

**NE CORNER OF TRUMBULL  
AND GRAND RIVER**

SPACE TYPE

**MIXED USE**



3530 Grand River is a 7,689-square-foot mixed-use redevelopment property located at the highly visible corner of Grand River and Trumbull in Detroit’s historic Woodbridge neighborhood. This building features a white brick facade on one side, while the adjacent wall displays the beloved “Welcome to Woodbridge” giraffe mural, making the property a recognizable landmark in the area. The property is located one block from the new Scripps District development, featuring 65 newly constructed townhomes, and directly across from the newly renovated Scripps Park. The Woodbridge neighborhood is recognized for its historic Victorian architecture; mature, tree-lined streets; and a cohesive residential community-- all within close proximity to Detroit's central cultural and business districts. The sale includes a 0.33-acre (14,442-square-foot) lot, providing ample site parking or potential for future development/expansion.

ASKING PRICE

**\$550,000**

ADDRESS

3530, 3520, 3508, 3448  
W Grand River Detroit, MI 48207

BUILDING SIZE

**7,689 SF**

TOTAL LOT SIZE

**0.33 Acres (14,442 SF)**

ZONING

**B4**

ZONING DESCRIPTION

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

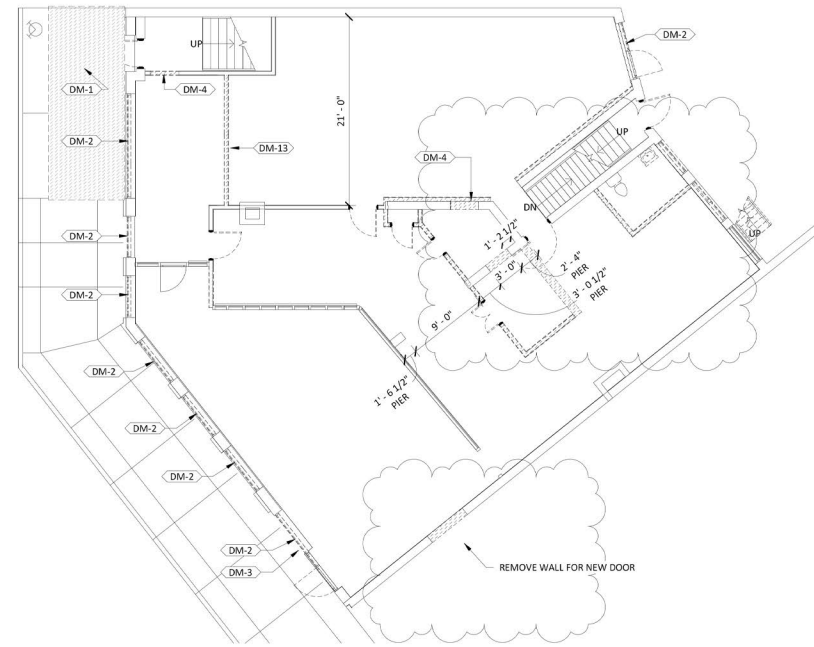
# 3530 GRAND RIVER Woodbridge

## FEATURES

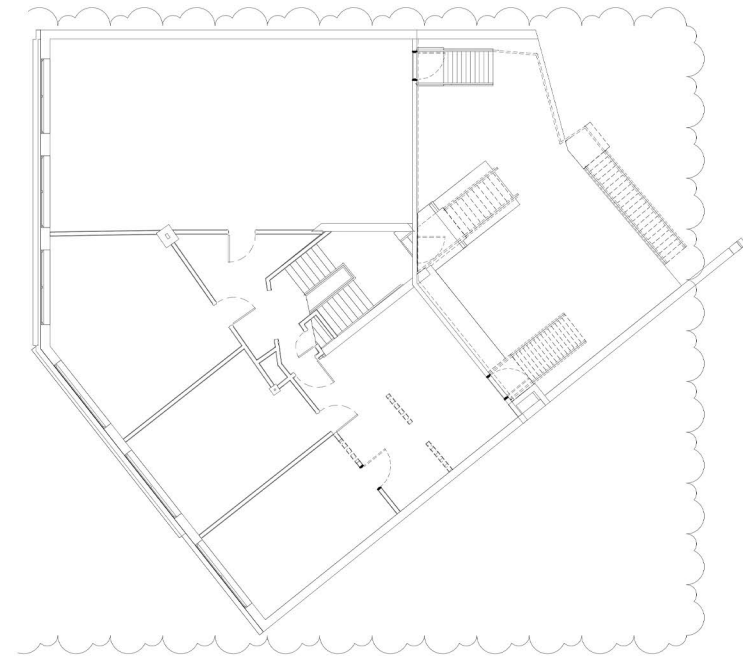
7,689 square foot mixed-use redevelopment

One block from new Scripps District development featuring 65 newly constructed townhomes

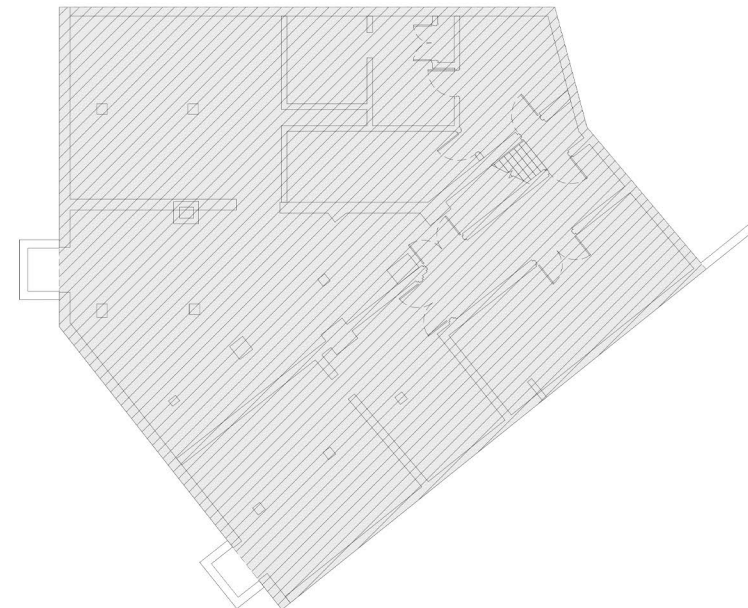
Directly across from the newly renovated Scripps Park



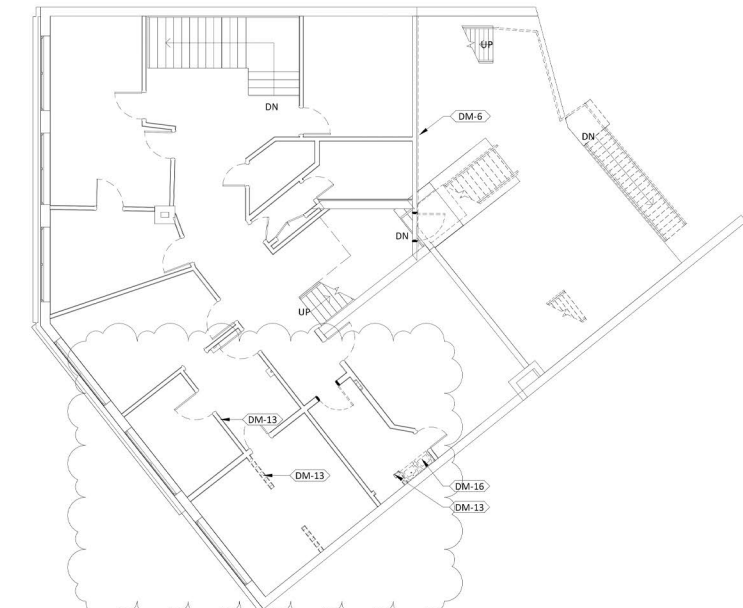
**2 1st Floor**  
SCALE: 1/8" = 1'-0"



**4 3rd Floor**  
SCALE: 1/8" = 1'-0"



**1 Basement**  
SCALE: 1/8" = 1'-0"



**3 2nd Floor**  
SCALE: 1/8" = 1'-0"















# WOODBIDGE

Woodbridge is a historic neighborhood located in Detroit, Michigan, known for its well-preserved Victorian-era homes and tree-lined streets. This charming district is characterized by its architectural diversity, featuring a mix of Queen Anne, Gothic Revival, and Romanesque styles. Woodbridge is a vibrant community with a strong sense of identity, offering residents and visitors a unique blend of historic charm and modern amenities. The area is also home to a variety of local businesses, parks, and cultural attractions, making it a desirable location for those seeking a lively and welcoming urban environment. The neighborhood's proximity to downtown Detroit adds to its appeal, providing easy access to the city's bustling core while maintaining a distinct and tranquil residential atmosphere.

**O'Connor** Real Estate





# AREA DEVELOPMENTS



## Scripps District Development

The Towns @ Scripps Park is an infill development featuring 65 new-construction townhomes on the existing Scripps Mansion site in the Woodbridge Farms Historic District. The project site consists of parcels on the east side of Trumbull Avenue between Selden St. to the north, and Brainard St. to the south. Parcels on the west side of Lincoln directly north and south of Selden St. are also included.



## New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



## Hudson's Site

Hailed as the city's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event space. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



# AREA DEVELOPMENTS



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit Riverfront in decades. The all-glass high-rise, boasting 496 upscale units, will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



## University of Michigan Center for Innovation

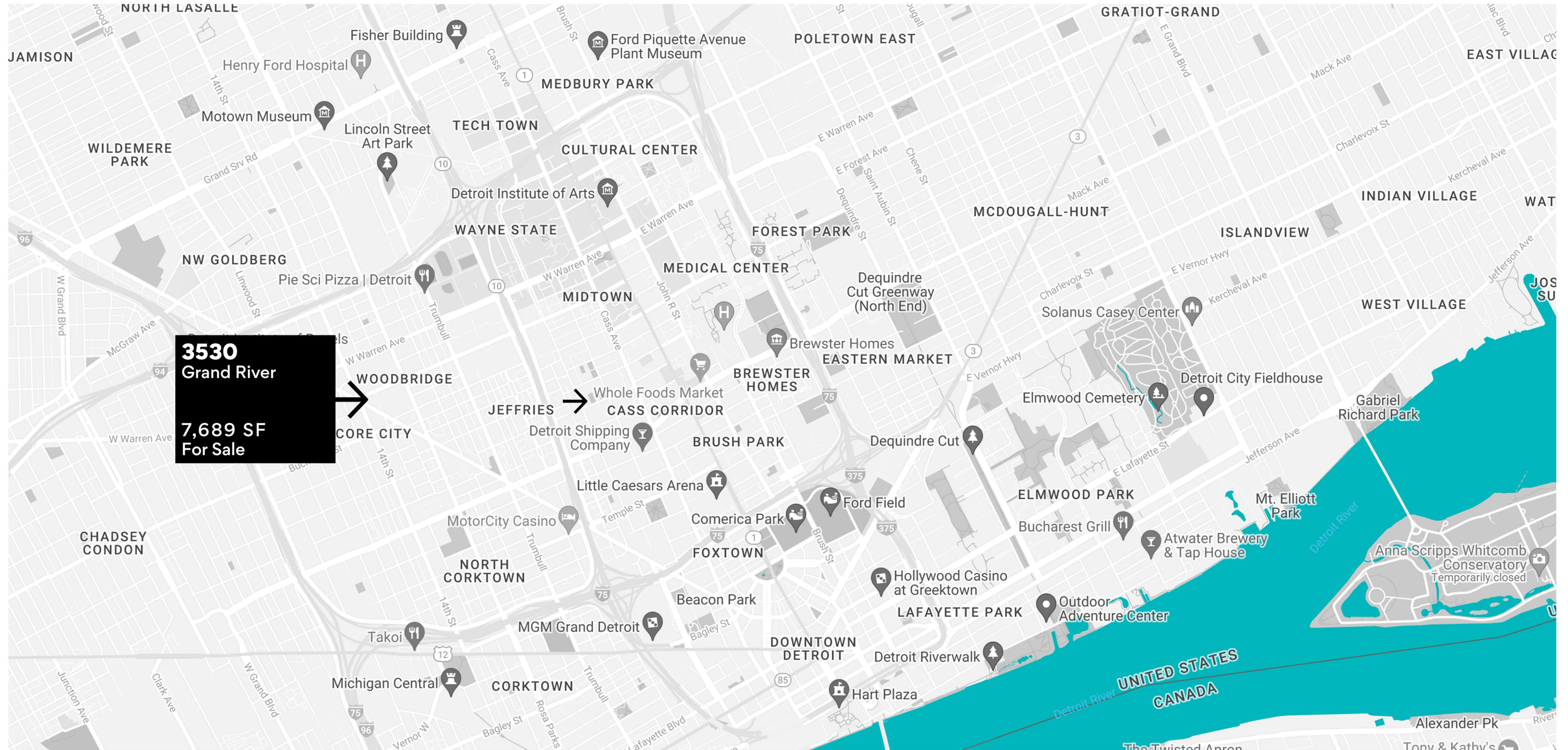
The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of six buildings and reuse of four historic properties.



## Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When completed in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.







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